REAL ESTATE AND BUSINESS ACTIVITY

RENTS CONTINUE STEADY SPRING WEATHER DESIRED

Continued cold weather, and snow who explain the pedigree of the presto wondering if there never will be a return of spring. Most of them report that business is slack owing to the unsettled condition of the

Usually the middle of February real life. Old Sol this year seems to of lots in the bench suburban dis-be holding back. When he becomes tricts. be holding back. of more cheerful mood and causes the grass and leaves to return he will feel the recoil of a terrific real estate

The real estate men say that the weather is all that is holding the season down at present. Business and sloppy weather do not harmonize. But despite the weather setbacks. the real estate dealers still wear rather happy smiles. To be a real estate man a person must be a thorough optimist and Ogden has a re-markably large number of that class dirt dealers. There are some few soon as fair weather arrives

favorable, but the more merely state that when good weather does come it will make up for lost time. During the past week sales were

light and but little business has been transacted. A few residences marks a break in the cold snap and the real estate men get a touch of homes, and some dealers report sales

In the line of renting a decided re-lief is evident in the congestion reel the recoil of a terrine real estate explosion in Ogden—that is if old sold can feel anything of a business of the tenants from private houses of the tenants from private houses which has existed up to the past few weeks. The opening up of a number and the fact is telling on the rentage lists kept at the real estate offices. Many houses of almost all kinds are for rent. Prices, however, remain firm, there being practically no decrease in the amount of rent necessary to get a desirable house in a favorable location.

Building is rather quiet, with many

LOCAL REALTY DEALERS TELL CAUSE OF OPTIMISM

ways boosting for Ogden, he found surplus labor and considerable capital him in a very optimistic frame of will be placed actively at work. him in a very optimistic frame of

Mr. Brummitt is very confident that Ogden is entering an unusual era of prosperity and that the day of Greater Ogden has arrived, and some of the vest it in anything that promises a reasons given for believing this are good return. the following:
Every one who has purchased prop-

erty in Ogden of recent years, who has used any judgment at all in making such investments, has made a handme profit on money so invested. He chasers had made all the way from one hundred to one thousand per cent profit on real estate bought and sold. and these facts are becoming generally known and investors are buying Ogden real estate instead of stocks in propositions which they never have and never will see, and which frequently turn out a total loss, while the money invested in real estate in Ogden is always safe, as far as princi-pal is concerned, and nearly invariably

results in a very handsome profit. Another reason given is that the deposits in our banks are increasing very rapidly, being fully four times as much at present as they were six or eight years ago, which makes money plentiful for any legitimate invest-ments. There are at the present time

to turn back the tide that sets toward

the cities and to improve the condi-

tion of the rural population," says O. A. Kennedy of Huner & Kennedy.

"The commission appointed by President Roosevelt was a part of this

rural free delivery are extended to

all parts of the country and as the

cost of living increases, the dweller

"It would be a surprise to examine

a list of the Ogden people who have in the past three years bought tracts

of land in the vicinity of the city.
It would include doctors, dentists,

bankers, clerks, real estate agents,

railroad men, and in fact almost

every profession.
"'Looking for a place to light' one

business man put it. 'When prices of food and rent and other expenses

get so high that I can't make a living

In town, I'll go out to my little old ten-acre farm and go to raising chick-

sos and bees and fruit and vegeta-

bles and be on the winning side for

A certain professional man re-

cently announced to his friends: 'I've bought me a little farm. It isn't much

in the city looks with envious eyes upon the prosperity of his farmer friends.

"BACK TO THE SOIL"

When the Examiner representative | ital, which are only waiting for the called on J. J. Brummitt, who is al-

Eight or ten years ago nearly all the capital of Ogden was controlled by a few persons; now many have more or less capital and are willing to in-

Mr. Brummitt is only waiting for the weather to moderate, when he will begin the erection of about fifty bunga lows and modern homes in various parts of the city. He expects to see this the record year in the real estate market of Ogden.

'Yes," we have had a nice business this week," said W. B. Wedell. "Say do you know these Nevada fellows know a good thing when they see it I have done some fine business with men from the Sagebrush state, but they know us like a book and profit accordingly. Funny how long it takes some people to make up their minds men paying big rent every month for years let good, easy propositions slide by like they were greased-then kick about paying rent.

"Did it ever occur to you that you can buy in Ogden for less than you can in country towns in and about the state? I tell you there is going to be ments. There are at the present time | a mighty awakening some of these several large investments and enter- days, and the men who have the hold-prises which require considerable capings are going to make the money.

market with Chinamen, Japs and

Hindoos, I don't like to see these tall, black fellows with turbans on

their heads coming in here to work

on the railroads. I am afraid they will never go back. We Americans

to go work for a living.
"'We have got to get our living out of the soil. We must become

producers instead of buying our living

out of a grocery store, after two or three middlemen have had their pro-

forelock and am paying for a piece

vestors is also shown by the number

of inquiries in response to advertise-

The Examiner last Sunday, we have had over a dozen inquiries from Og-

den people, the majority of whom

state that they are planning to buy

land, not for immediate use, but as an investment for surplus earnings.

Some of them expect to return to farming as a business after having

"If ever this cruel winter is over

and the snow melts so that people can see the ground we expect a very

tried life in the city,

lively market in farm lands.

'This preference on the part of in-

Since our ad. appeared in

fit out of it. I am taking time by

of the soil for my own use.

THE CRY OF TO-DAY

"The increased demand for farm to look at, but it is a foothold in lands is in large part due to the cry now being raised of 'Back to the soil.' Everywhere there is an effort won't have to compete in the labor

movement and did much to call attention to it. As telephones and them. A whole lot of us have got

By using the telephone and his auto

SIXTY-THIRD BIRTHDAY

Mr. Robert Cowan was surprised at his home on West Twelfth street Fri-day evening, February 4, by a few friends and relatives, the occasion being his sixty-third birthday. Games, music and some good old-time dancing were enjoyed by all. At 11:30 all assembled in the dining room, where a most delicious and daintily prepared supper was served by Mrs. Carrie Richardson and Mrs. Roy Cowan.

Those present were: Mr. and Mrs Robt. Cowan, Mr. and Mrs. Roy Cowan Mr. and Mrs. George Hodson, Mr. and Mrs. Rone Wheeller, Mr. and Mrs. John Allan, Mr. and Mrs. J. Allan, Mr. and Mrs. Walter Richardson, Mr. and Mrs. Chas. Richardson; Misses Zella Cowan, Maudie Cowan, Marcella Richardson, Veria Richardson, Nellie

If his name is any indication it is probable that Chief Forester Graves, Pinchot's successor, will take his work

for sale, which you can buy on long time and at a low rate of interest. You can pay something on the purchase price every month, and interest will stop on what you pay. This is all tillable land under a canal, and with in one mile of a railroad station and a school

No. 1-Twenty acres, fenced. Has three-room frame house. Good barn, granary and wagon shed. Artesian well.......\$800.00 2-Twenty acres, fenced...\$500.00

5-Twenty acres, fenced. Four-room brick house, stable, granary, grove, .\$1,200 artesian well

Two artesian wells. Partly cultivated....\$800.00 No. 7-Eighty acres, fenced One artesian well. Partly cultivated. Will divide in three tracts. \$1,600

No.10-Twenty acres, fenced. Partly cultivated. One

glad to furnish you with a plat show ing all these tracts, or take you to

Hunter & Kennedy

211 First National Bank Bldg. Telephone, Bell 115.

A few special bargains in god residence property and building lots on easy terms.

Fire Insurance written with the best companies at lowest

Figure with us before placing your insurance.

per cent. No delay in making loans in large or small amounts Notary Public in office.

Western Land & Investment Co.

A, A. Wenger, Pres.

REALTY DEALERS ARE CONDEMED

Salt Lake City Union Men Jump on Their Local Associa-

tion.

Of interest is the following report in one of yesterday's morning papers: The action of the Salt Lake Real Estate association in advertising in eastern newspapers and periodicals to the effect that labor is needed in this city received another severe scoring at the semi-monthly meeting of the Salt Lake Federation of Labor, held at the Pederation of Labor Hall, at State and Fourth South streets, Friday night The federation voted the committee appointed at the last meeting \$50 to tover the expenses of printing liter-ature to counteract the effects of the advertisements of the real estate as-sociations and to carry on a general campaign against the actions of that

farm as the solution of the high cost of living, demonstrated his sincerity yesterday when he bought a 12-acre farm near this city and announced that he will move his family there as soon as warm weather comes.

The three delegates from the new farming as taught by the agricultural college at Columbia. It was also decided that the committee should wait upon the board of governors of the Commercial club, and take the matter up and get things straightened pu with the real estate

Chocolate Dippers' union were present at the meeting and were greatly enthused when they learned what the central body was doing for their new union. All arrangements have been made for the grand ball which will be given for their benefit under the auspices of the Salt Lake Federation of Labor at the Federation of Labor hall on the evening of Friday, February 25. Already more than \$200 has been raised for the benefit of the striking girls. The committee appointed at the last meeting of the federation reported Friday night that it was still making a canvass of the various unions and the tickets for the affair were selling exceptionally well.

The federation also decided that some action should be taken in opposition to the stand taken by the J. G. McDonald Candy company in not granting the demands of the girls. The Carpenters' union reported that the Midgley-Bodel company, which

is erecting a theater on East First South street, was employing unfair labor, in that those who were building the theater are not union men.

GOVERNOR OF MISSOURI TO LIVE ON FARM

Jefferson City, Mo., Feb. 12.—Gov. Hadley, a firm believer of life on the farm as the solution of the high cost

mobile, he expects to combine his duties as governor and farmer without

Farm Lands

3—Twenty acres, fenced.
Two artesian wells...\$600.00
4—Sixty acres, fenced...\$2,000

6-Forty acres, fenced.

8—Sixty acres, fenced...\$900.00 9—Sixty acres, fenced. Well, stable, granary, orchard, alfalfa field...\$2,000

artesian well\$400.00
If you are interested we will be

Plenty money on hand at 8

M. Skeen REAL **ESTATE** and FIRE **INSURANCE**

Al kinds of farm lands. Specialty of handling Non-Resident's Property.

Notary Public

300 Eccles Building, Ogden,

Phones Bell 171-x. Ind. 378.

Garrison, Foster & Garrison

REAL ESTATE, LOANS AND IN-SURANCE.

2411 WSHINGTON.

Bell 'phone, 393; after business hours, 1264-Y; Ind. 'phone, 671; after business hours, 3688-D.

INVESTMENT PROPOSITION

An undivided interest in an addition to Ogden City which is now paying 5 per cent besides the chances for advance in price of unimproved lots. \$3,000 will take this and you may have time on half.

INSTALLMENT HOUSES. 5-room frame on Harrison avenue City water and electric lights \$1,750

5-room frame on 31st street ... \$1,400 frame on Van Buren. ..\$1,800 Good lot 4-room brick, in railroad dis-

TERRACE SITE. Large enough for seven apartments. One-half block from Washington, \$60

per front foot. NEAR-BUSINESS PROPERTY. On side street, between Washington and Grant, paying now 5 per cent above expenses. This property will double in value within three years. This will stand the closest investiga-

OUT-OF-TOWN HOTEL. 17 rooms, well furnished, 39 acres of land. Stable for 30 horses, goes with hotel. Price \$2,000

FINE HOMES.

Our list of fine modern homes is the best in the city. Several of them can be bought for less than the buildings can be duplicated. If its real estate you want, come

Garrison, Foster & Garrison

Did we steal it? I should say not!

Bought it Cheap, that's all! REAL ESTATE and INVEST-MENTS.

HOMES. HOMES. HOMES. Buy a home of your own, and stop paying rent. Let the rent pay for A small first payment, your home. balance monthly or quarterly pay-ments, the same as you would pay rent. Come in and tell us how much cash you have to pay down and we

will do the rest. BUILDING LOTS.

Commence right and build your 1. Lot 50x120, close to car line in railroad district. A bargain, price,

Lot 50x140, one block from car 5 blocks from business part of city, price, \$1,000. Lot 70x165, close to railroad

ideal building location, price, 2,500.
4. Lot 220x170, will make 5 lots This is a bargain price, 2,400.

HOMES.

1. Four-roomed frame house, pantry and closet, on car line, lot 40x150, barn in rear; 4 blocks from business part of city, electric lights in house phone, sewer, pleasant location. Only \$1,800, easy terms.

2. Two-roomed frame house, lot 50x117; water in house; railroad district, close in, price, \$800. A bargain.
3. Another bargain. Lot 50x117 in railroad district; 2-room frame house, water, 3 blocks from car; \$800. Could

you ask anything cheaper?
4. One lot, 50x170, one 2-roomed frame house, furnished; one 5-roomed frame house furnished. New furniture, new closets, pantry, good piano, large barn. One block from car line, in railroad district. Price \$2,500. A snap! 5. Six-roomed frame house, bath, toilet, electric lights, closets, pantry, city water, sewer, lot 33x150; fine lawn. One block from car. Close in. A bargain, \$2,250.

6. Three-roomed frame house close in, lot 50x247 for \$2,200. \$500 down, belong the terms.

balance installments. Do you want anything better?

Six-roomed frame house, bath, toilet, electric lights, closets, pantry, large lawn, barn, close in, on car line.

Lot 50x150; price, \$3400, part cash.

8. Eight-roomed modern brick house, 2 stories, bath, toilet, closets, pantry, electric lights, city water, fine lawn, close to car line, size of lot 1.2 lawn, close to car line, size of lot 1-2 acre. Price, \$4,000. What a bargain! easy payments.
9. Nine-roomed 2 1-2 story brick

house, bath, tollet, electric lights, sewer, water in house, pantry, closets, large basement, one-half of house rents for \$25 per month. 1 1-2 blocks from car line in business part of the city. Lot 45x165. Price \$5,00, part

cash; balance easy payments. This is one of our best buys.

10. Nine-roomed modern brick house, pantry, closets, phone, sewer, electric lights, large barn suitable for garage, large lot and lawn, very sightly place, everything up to date. Price ly place, everything up to date. Price \$8,000. Terms. Investigate!

11. Two-roomed brick house, one block from car line on Twelfth street, good barn, nice lawn, out buildings, phone, 1 acre ground, fenced, good water, all kinds of fruits and berries. Phone 771. . . 2374 Washington

Price, \$1,200, easy terms.

FOR RENT.

1. Nice cosy 3-roomed house, closets, unfurnished, 1-2 block to car line, on Jackson avenue, close to school; only \$10 per month.

2. Three-roomed frame house, bath, toilet, electric lights, phone, unfurnished, 2 blocks from Washington avenue, one block from 25th street. Only \$15.00 per monh.

3. Six-roomed 2-story frame house, furnished, toilet, electric lights, closet, pantry, good barn, one-half block to 25th street, car, in residence part of city, ideal place. See it! \$25.00 per

Choice Fruit Farms.

1. Choice fruit farm, 1934 acres, fenced, cultivated, irrigated, all kinds of fruits, peaches, pears, plums, grapes, berries of all kinds. Everything goes with the place, horses, cow, chickens, implements, wagon, good barn, 6-roomed brick house, out buildings, 5 miles from city on the car line. Only \$6,200. The values of this property will have to be seen to be appre ciated.

2. Ten acres cultivated, fenced, small pasture, 3-roomed house, out buildings, good barn, 160 fruit trees 6 years old, berries and small fruits, close to Ogden, west, \$2,500. A bar-

3. One acre. cultivated, fenced, I share water, irrigated, 3-roomed frame house, in city limits, north. STOLEN for \$350 cash!

4. Ten and one-half acres, cultivated in wheat, no buildings, in city limits, ideal place to build. \$1,500. Worth double the amount!

5. Eighty acres, fruit and sugar beet farm, 40 acres cultivated, 40 acres pasture, can be cultivated, irrigated, 20 shares water, 7-roomed brick house, small barn, 21-2 miles from sugar beet factory. Price \$6,000; \$3,000 cash, balance easy terms. This is a bargain! For quick sales list your property with

Salt Lake Valley Realty & Investment Company

C. M. REASER, Manager Big Real Estate Steal! w. w. griggs, c. w. robb G. M. REASER

Room 419 First National Bank Bldg.

J. J. Brummitt

LOANS. INSURANCE. REAL ESTATE. Phone 771 2374 Washington Ave.

A HOME FOR YOU. A brand new four-room home, with

large pantry, closets, porch, electric lights, papered in elegant style, new, neat and up to date, with deep lot running back to alley, located near school and street car line, four blocks south of Union depot; \$1,400, on easy terms, low rate of interest. This is something elegant and very cheap.

AN IDEAL HOME.

Located four blocks south of the Union depot, a brand new five-room house, with large spacious rooms, finished in natural wood, fine imported paper, massive electric light fixtures, fine porcelain bath, stationary washstand, toilet, hot and cold water connections, modern and up to date in every detail, large lot to alley. Located near school and street car line in good neighborhood. This is the greatest snap in real estate offered in Ogden recently. Only \$2,200, on easy terms, low rate of interest.

MUST BE SOLD.

A GOOD seven-room brick house, pantry, closets and two porches, all newly painted and papered, with two lots running back to an alley. Located about half block from Washington Avenue, in a desirable part of the city, only \$1,400 on the installment plan. This is one of the greatest bargain that I have had listed with me for many years.

BRUMMITT'S ADDITION.

I still have some choice lots in Brummitt's Addition, which I am offering very cheap at One Dollar down and One Dollar per week until paid for at a low rate of interest. This is an excellent opportunity to get you a lot close in, very cheap and on excellent terms.

CHEAP LOT.

An elegant lot on 30th street, near Wall avenue, lays nice and sightly. This lot is very cheap at \$300; any kind of terms.

LOT ON BENCH.

One of the most elegant lots on the bench, located on a principal street, near several good residences. Lot 50x130 to an alley. This is a great snap at \$100 on any kind of terms at low rate of interest. This is something elegant, nice and sightly and very cheap.

J. J. Brummitt

Here!

Did it ever occur to you that THE HOME FIRE INSUR-ANCE COMPANY OF UTAH is entitled to the patronage of the people of this state? It has an enviable record for honorable dealing with its patrons of over twenty-one years and stands today as the Fire Insurance company with the greatest amount of surplus to policy holders to net liabilities. Why not patronize our own Home company?

B. H. Goddard

412 Eccles Bldg. Ogden. Ut. REAL ESTATE AND LOANS.

Herrick

Walter Richey

LIFE, FIRE, and **ACCIDENT INSURANCE**

2438 1-2 Washington Avenue

WILLARD KAY

Real Estate

2482 1-2 Washington Ave. Under Postal Telegraph

Ogden, Utah

Wright Investment Company

Under First National Bank.

In oder to meet the demands 500 modern houses will be built in Ogden this spring and sum-Nice lot on 27th street, near

monroe, \$500. Nice lot on 22nd street, near Jackson, \$350.

Ninety-two feet on 25th street, for \$1,000. Twenty-five acre fruit farm,

close in, \$4,650. Thirty-five acre fruit farm near Roy, \$4,650.

We build houses-Call at our

WRIGHT INVESTMENT CO.

Kelly &

Herrick

Fruit and Farm lands near Ogdens Orehard and Farm lands in Bear River Valley; Business and Residence property in Ogden City, for sale by us. Come in and let us talk it

Kelly &

Hussey Woods Realty Co. CHOICE HOMES.

New 5-room modern, on Jefferson and 23rd streets. New 4-room, modern, easy terms; good location. New 6-room, modern, easy

and Adams-snap. CHOICE FARMS. Seven-acre farm on city limits-good house; part in or-

Six-room, modern home, 21st

chard; good water right. Twenty acres, farm house, barn, water right, ideal for chickens, orchard and crons. SHEEP and CATTLE RANCH 18,400 acres-fine summer and winter range; good house,

barns, implements, good location. 5000 tons of hay. Will pay 20 per cent net on invest-HUSSEY WOODS REALTY

COMPANY. List your property with us. We have good call for rentable houses. 2484 Wash. Ave. Both Phones.

-Bell. 694.

J. C. Nye Room 516 First Nat'l Bk. Bldg.

Ind. 90- -

Buys and Sells REAL ESTATE Loans Money

Writes Fire Insurance

Old Reliable Companies **Notary Public**

J. C. Nye

Office 516 First Nat'l Bk. Bldg.

Some Bargains 60 lots in a subdivision on the south Bench for \$1,000 cash. These lots sold at \$200 per

Frontage on Washington avenue from 2d to 12th streets,

acre at one time, and will do

so again before long. Here is

a chance to make some easy

\$15 per foot. Lots on Wedell's Five Point Annex, Wedell's Five Point Subdivision, in Wedell's Monterey Addition, or Wedell's Terrace Subdivision, at your

Residence property paying as high as 12 per cent interest on the money invested. We get you 8 per cent on your money and you run no

own terms.

risk; our loans are secured by first mortgage title guarantee. W. B. Wedell

2468 Washington Ave.

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